

Chairperson Scott Hickle  
Vice-Chairperson Pete Bienski  
Parliamentarian Nancy Hardeman



Commissioners  
Michael Beckendorf  
Leo Gonzalez  
Bobby Gutierrez  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, MARCH 20, 2014 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.**
- 3. HEAR CITIZENS.**
- 4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

*All matters listed under Item 5, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.*

**5. CONSENT AGENDA.**

**a. Master Plan **MP14-01**: Green Branch Ridge Subdivision**

*Proposed Fourth Revised Master Preliminary Plan of Green Branch Ridge Subdivision being 113.1 acres of land out of Richardson Perry Survey, A-44, adjoining the northwest side of Steep Hollow Road, between Risinger Lane and Green Branch Loop in Bryan's eastern extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Dalton) [Drawing](#)*

**b. Final Plat [FP-14-02](#): Green Branch Ridge Subdivision – Phase 4**

*Proposed Final Plat of Green Branch Ridge Subdivision – Phase 4, being 51.06 acres of land out of Richardson Perry Survey, A-44, located at the terminus of Green Branch Loop on the northwest side of Steep Hollow Road in Bryan’s eastern extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (M. Dalton) [Drawing](#)*

*All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.*

**6. REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

**a. Conditional Use Permit [CU14-03](#): Paul Leventis et. al.**

*A request for approval of a Conditional Use Permit, to amend a previously-approved request to allow an apartment complex on property zoned Commercial District (C-3), specifically on approximately 13.48 acres of land adjoining the north side of Nash Street and the east side of E. Villa Maria Road, generally south from their intersections with E. William J. Bryan Parkway (FM 158) in Bryan, Brazos County, Texas. (R.Haynes) [Drawing](#)*

**7. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**a. Rezoning [RZ14-05](#): 1179 Joint Venture 1, LP**

*A request to change the zoning classification from Agricultural – Open District (A-O) to Planned Development - Housing District (PD-H) on 14.05 acres of land out of John Austin League, A-2, adjoining both sides of Riverstone Drive, north from its intersection with FM 1179 in Bryan, Brazos County, Texas. (M. Zimmermann) [Additional Doc1](#) [Additional Doc2](#) [Additional Doc3](#)*

**8. PROPOSED AMENDMENTS TO THE TEXT OF BRYAN’S CODE OF ORDINANCES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**a. [Credit Access Businesses](#)**

*A recommendation to the Bryan City Council regarding an amendment to the text of Bryan Code of Ordinances Chapter 130, Zoning, by adding “credit access business” to the list of potentially allowed land uses in the Retail (C-2) zoning district with prior approval of a Conditional Use Permit, and adding use-specific standards that shall apply to credit access business uses city-wide, and amending existing zoning district regulations accordingly. (M. Zimmermann)*

**9. ADJOURN.**

*The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).*

***The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, April 3, 2014 at 6:00 p.m.***

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

*Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.*